

NO TRANSFER  
TAX PAID

21-20

Know All Men by These Presents,

017152

That, I, Rose Johnston of Waterville, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by Wesley Johnston, Perry Johnston and Timothy Johnston whose mailing address is 80 Webb Road, Waterville, Maine, the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Wesley Johnston, Perry Johnston and Timothy Johnston, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine bounded and described as follows, to wit:

Easterly sixty-three (63) rods by the Eight Rod Road, so-called; northerly one hundred fifty-seven (157) rods by the Webb Road, so-called; westerly sixty-three (63) rods by land now or formerly of Fred Mason; and southerly one hundred fifty-seven (157) rods by land formerly of Albin D. Esty, known as the Mitchell Farm; containing sixty (60) acres more or less. Excepting and reserving from the above -described lot the right to take water for the benefit of the said Albin D. Esty and his successors in title from the spring on the above-described lot for domestic purposes.

Reserving to myself, however, the exclusive right to live in said premises for the balance of my natural life.

Meaning and intending to convey Parcel No. 3 of the premises conveyed to Rose Johnston by warranty deed dated March 8, 1963, recorded in Kennebec County Registry of Deeds in Book 1297, Page 147.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Wesley Johnston, Perry Johnston and Timothy Johnston, their heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof I the said Rose Johnston joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 18th day of July in the year of our Lord one thousand nine hundred ninety-five.

Signed, Sealed and  
Delivered in presence of

*Lemire & Bishop  
Po Box 34  
Waterville*

21-20

Ronald L. Bishop  
Ronald L. Bishop

Rose Johnston  
Rose Johnston

STATE OF MAINE  
KENNEBEC, SS.

Personally appeared the above named Rose Johnston and  
acknowledged the above instrument to be her free act and deed.

Before me,

Marcia J. Kulpa  
Notary Public/Attorney-at-Law  
Marcia J. Kulpa

SEAL

RECEIVED KENNEBEC SS.

95 AUG -8 PM12:39

ATTEST: Theresa Paul Nease  
REGISTER OF DEEDS